



City of Tualatin

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May 27, 2015

Len Schelsky, PLS
Westlake Consultants, Inc.,
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

RE: Final Decision
SB 15-01, Mission Terrace
Tax Map & Lots: 2S126AA #400, 500, & 790

Len,

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for SB 15-01, Mission Terrace ended on May 22, 2015. As no requests for review were filed, the Review Findings and Decision, dated May 8, 2015, becomes a final decision.

The SB 15-01, Mission Terrace is approved with the following conditions:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit final stormwater plans, for review and approval.
- PFR-2 The applicant shall show on revised plans extension of public stormwater lines within 15-foot wide public access easements to the properties to the east and west or show that they have sufficient access to public stormwater systems with future redevelopment, for review and approval.
- PFR-3 The applicant shall submit revised plans that show a 15-foot wide driveway approach, fence, and 16-foot wide gate for the public water quality facility, for review and approval.
- PFR-4 The applicant shall submit final plans that show a public stormwater easement over the entirety of Tract A, for review and approval.
- PFR-5 The applicant shall submit final stormwater calculations that include conveyance through the development, for review and approval.
- PFR-6 The applicant shall submit revised plans that show a 15-foot wide driveway approach with a 16-foot wide gate for the public water quality facility, for review and approval.

PFR-7 The applicant shall submit revised plans that show a fence surrounding Tract B, for review and approval.

PFR-8 The applicant shall submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

PFR-9 The applicant shall submit plans that show accesses for lots 1 to 11 to SW Comanche Terrace or Tract A with a minimum of 10-feet wide and a maximum of 26 feet wide for one or two car garages and 37-feet wide for three or more car garages, for review and approval.

PFR-10 The applicant shall submit final plans that show the existing accesses for lots 12 and 13 to SW Avery Street with the eastern access on lot 13 to be closed, for review and approval.

PFR-11 The applicant shall submit final plans that show 50-foot wide dedication and construction for SW Comanche Terrace including 32-feet of pavement, a 4-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.

PFR-12 The applicant shall submit revised plans that show water meters for 8 to 11 within SW Comanche Terrace right-of-way with a private water easement within the private street Tract A for laterals, for review and approval.

PFR-13 If needed, the applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4).

PFR-14 The applicant shall submit revised plans that include sanitary sewer laterals for lots 12 and 13 directly connecting to a public sanitary sewer line, for review and approval.

PFR-15 The applicant shall submit revised plans that show a 15-foot wide sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.

PFR-16 The applicant shall show on revised plans extension of public sanitary sewer lines within 15-foot wide public easements to the properties to the east and west or show that they have sufficient access to public sanitary sewer systems with future redevelopment, for review and approval.

PFR-17 The applicant shall submit final plans that minimize the impact of stormwater from their development to adjacent properties, for review and approval.

PFR-18 The applicant shall obtain a NPDES Erosion Control Permit.

- PFR-19 The applicant shall obtain a City of Tualatin erosion control permit.
- PFR-20 The applicant shall submit final plans that show preservation of off-site trees to be retained in conformance with TDC 34.210(1), for review and approval.
- PFR-21 The applicant shall submit final plans that show a new public fire hydrant in the middle of the development on the east side of the proposed SW Comanche Terrace, for review and approval.

PRIOR TO APPROVAL OF THE FINAL PLAT:

- PFR-22 The applicant shall construct all public improvements or provide financial assurance for completion, for review and approval.
- PFR-23 The applicant shall plat the subdivision within 24 months of the issued decision.
- PFR-24 The applicant shall submit final plans that show Tract A to be a private street and Tract B to be a public water quality facility, Tract B to be dedicated to the City of Tualatin, for review and approval.
- PFR-25 The applicant shall submit final plans that show the homes remaining on lots 12 and 13 to have setbacks of at least 15-feet to SW Avery Street, 10-feet as a side lot setback to SW Comanche Terrace, 5-feet to other side lot lines, and 15-feet for the rear, for review and approval.
- PFR-26 The applicant shall construct the street improvements on SW Comanche Terrace or provide financial assurance for the completion of public improvements.
- PFR-27 The applicant shall dedicate sufficient right-of way to assure 50 feet of right-of-way for SW Comanche Terrace, for review and approval.
- PFR-28 The applicant shall submit final plans that show a 16-foot wide private access easement for property to the east to access via Tract A to SW Comanche Terrace, for review and approval.
- PFR-29 The applicant shall obtain a Public Works Permit and Water Quality Permit needed for this development.
- PFR-30 The applicant shall complete all the public improvements and have them accepted by the City or provide financial assurance, for review and approval.
- PFR-31 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of 13 street trees.

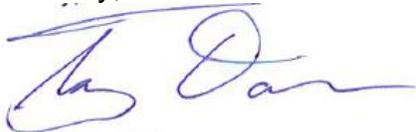
- PFR-32 The applicant shall pay the City a non-refundable fee for the cost of the purchase and installation of signs at the intersection of SW Comanche Terrace & SW Avery Street as well as the water quality facility.
- PFR-33 The applicant shall submit a 15-foot public sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.
- PFR-34 The applicant shall submit 15-foot wide public sanitary sewer easements for any public sanitary sewer lines on private property, for review and approval.
- PFR-35 The applicant shall dedicate Tract B, the public stormwater facility, to the City, for review and approval.
- PFR-36 The applicant shall submit 15-foot wide public stormwater easements for any public stormwater lines on private property, for review and approval.
- PFR-37 The applicant shall submit a public stormwater easement over the entirety of Tract A, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-38 The applicant shall construct all public improvements.
- PFR-39 The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.

If you have any questions, feel free to give me a call, (503) 691-3035.

Sincerely,



Tony Doran, EIT
Engineering Associate